

4. Letter of intent to meet or exceed Green Building 2 star rating was attached but scorecard was not included.

Concerns/suggestions for the project:

1. Lack of canopy shading and landscaped streetscape along IH-35 Service Rd. per TXDOT mandate. TXDOT should consider a mechanism to allow these items in their ROW.
2. Small street frontage and lack of alley access is driving a wide curb cut for the entrance and building services. As a result, there is a lack of active space at the street frontage. The project starts to make up for this by having active spaces and streetscape improvements facing the south along parkland space. This is a unique site and the design solution essentially transfers the active space and streetscape from the frontage facing east to the south along parkland which would have more pedestrian traffic than the IH-35 frontage road.
3. Suggest less space on ground level dedicated to cars by minimizing motor court and offering more pedestrian/human scaled amenities. The project seems a little too heavily automobile focused. Building is a private residential project and surrounding space could benefit from a publicly accessible retail or restaurant space.
4. A sidewalk is proposed along East Ave. to the west of the site. The city sidewalk standard to have the walk against the curb is not as attractive for pedestrians than having a landscape strip between the walk and street curb.
5. We are curious about the city position on potential partnerships between developer and city parks on adjacent parkland.
6. Fee in lieu \$5/sf for the Rainey District versus \$10 in the core downtown seems out of line.
7. We are concerned about traffic in the area, especially along East Avenue where there is a great deal of hikers and bikers with pets and children. Would a neighborhood Traffic Analysis (NTA) be prudent? We would like to know more about completion of any detailed Rainy District Plans which might alleviate this concern.
8. Since a scorecard was not included with the Green Building intent letter, it is difficult to assess the project's sustainability features.

We determined that the project, as presented, is in substantial compliance with the Urban Design Guidelines.

We appreciate your efforts and the presentation of your project, and this opportunity to provide our insight/comments.

Respectfully submitted,

Evan K. Taniguchi

Evan Taniguchi, AIA
Chair

cc: Katie Mulholland, COA Design Commission Executive Liaison (for distribution)